



1024386



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

999 18TH STREET- SUITE 300

DENVER, CO 80202-2466

Phone 800-227-8917

<http://www.epa.gov/region08>

Ref: 8EPR-SR

June 14, 2006

THOMAS W BEAN FOUNDATION
2608 WELTON ST
DENVER CO 80205

RE: 3232-3236 RACE ST.

Dear Owner,

As part of the VB/I-70 Superfund Site investigation, we recently took soil samples at your property to find out if there is too much lead or arsenic in your yard. *The results show that your property does not require a cleanup.* The levels of both lead and arsenic are below our cleanup levels. The soil sampling results for your property are as follows:

<u>ADDRESS: 3232-3236 RACE ST.</u>	<u>EPA Cleanup Levels</u>
Lead	
119 parts per million (ppm)	above 400 ppm
Arsenic	
6 ppm	above 70 ppm

This means that your property is not considered by EPA to be part of the VB/I-70 Superfund Site. EPA does not believe that further measures are necessary. You and your family are not at significant risk from arsenic through ordinary contact with soil in your yard while playing, working, gardening, etc. Please note that there may be small areas in your yard, particularly near your house, that may have higher levels of lead due to peeling, external lead-based paint. EPA encourages all owners of older properties to take reasonable precautions regarding lead-based paint.

For further information, please feel free to contact EPA Community Involvement Coordinators Jennifer Chergo at (303) 312-6601 or Patricia Courtney at (303) 312-6631.

Sincerely,

Victor Ketellapper
Remedial Project Manager
The Environmental Protection Agency, Region 8



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Ref: 8EPR-SR

June 14, 2006

THOMAS W BEAN FOUNDATION
2608 WELTON ST.
DENVER CO 80205

RE: 3240-3246 RACE ST.

Dear Owner,

As part of the VB/I-70 Superfund Site investigation, we recently took soil samples at your property to find out if there is too much lead or arsenic in your yard. *The results show that your property does not require a cleanup.* The levels of both lead and arsenic are below our cleanup levels. The soil sampling results for your property are as follows:

ADDRESS: 3240-3246 RACE ST.

EPA Cleanup Levels

Lead

58 parts per million (ppm)

above 400 ppm

Arsenic

6 ppm

above 70 ppm

This means that your property is not considered by EPA to be part of the VB/I-70 Superfund Site. EPA does not believe that further measures are necessary. You and your family are not at significant risk from arsenic through ordinary contact with soil in your yard while playing, working, gardening, etc. Please note that there may be small areas in your yard, particularly near your house, that may have higher levels of lead due to peeling, external lead-based paint. EPA encourages all owners of older properties to take reasonable precautions regarding lead-based paint.

For further information, please feel free to contact EPA Community Involvement Coordinators Jennifer Chergo at (303) 312-6601 or Patricia Courtney at (303) 312-6631.

Sincerely,

Victor Ketellapper
Remedial Project Manager
The Environmental Protection Agency, Region 8

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3232-RA-01
Client Project ID: 213001.01
Date Collected: 5/22/06
Date Received: 5/23/06

Lab Work Order: 06-3260
Lab Sample ID: 06-3260-50
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3260-50A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	4.5	4.1	mg/Kg
Lead	7439-92-1	70	5.9	mg/Kg

MB
Analyst


Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 6/7/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3232-RA-02
Client Project ID: 213001.01
Date Collected: 5/22/06
Date Received: 5/23/06

Lab Work Order: 06-3260
Lab Sample ID: 06-3260-51
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3260-51A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	6.2	4.1	mg/Kg
Lead	7439-92-1	58	5.9	mg/Kg

MB
Analyst

CEM
Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 6/7/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3232-RA-03
Client Project ID: 213001.01
Date Collected: 5/22/06
Date Received: 5/23/06

Lab Work Order: 06-3260
Lab Sample ID: 06-3260-52
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3260-52A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	6.1	3.8	mg/Kg
Lead	7439-92-1	230	5.6	mg/Kg

MB

Analyst



Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 6/7/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3240-RA-01
Client Project ID: 213001.01
Date Collected: 5/22/06
Date Received: 5/23/06

Lab Work Order: 06-3260
Lab Sample ID: 06-3260-53
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3260-53A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	6.1	4.0	mg/Kg
Lead	7439-92-1	52	5.8	mg/Kg

MB

Analyst

UWA

Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Sur - Surrogate

Print Date: 6/7/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3240-RA-02
Client Project ID: 213001.01
Date Collected: 5/22/06
Date Received: 5/23/06

Lab Work Order: 06-3260
Lab Sample ID: 06-3260-54
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3260-54A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	4.8	4.0	mg/Kg
Lead	7439-92-1	48	5.8	mg/Kg

MB
Analyst

WJH
Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 6/7/06

88
88

Evergreen Analytical, Inc.
4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3240-RA-03
Client Project ID: 213001.01
Date Collected: 5/22/06
Date Received: 5/23/06

Lab Work Order: 06-3260
Lab Sample ID: 06-3260-55
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3260-55A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	5.1	4.1	mg/Kg
Lead	7439-92-1	73	6.0	mg/Kg

MB
Analyst

Ull
Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
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Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 6/7/06

3232 - 3236 Race ST

5'
5'

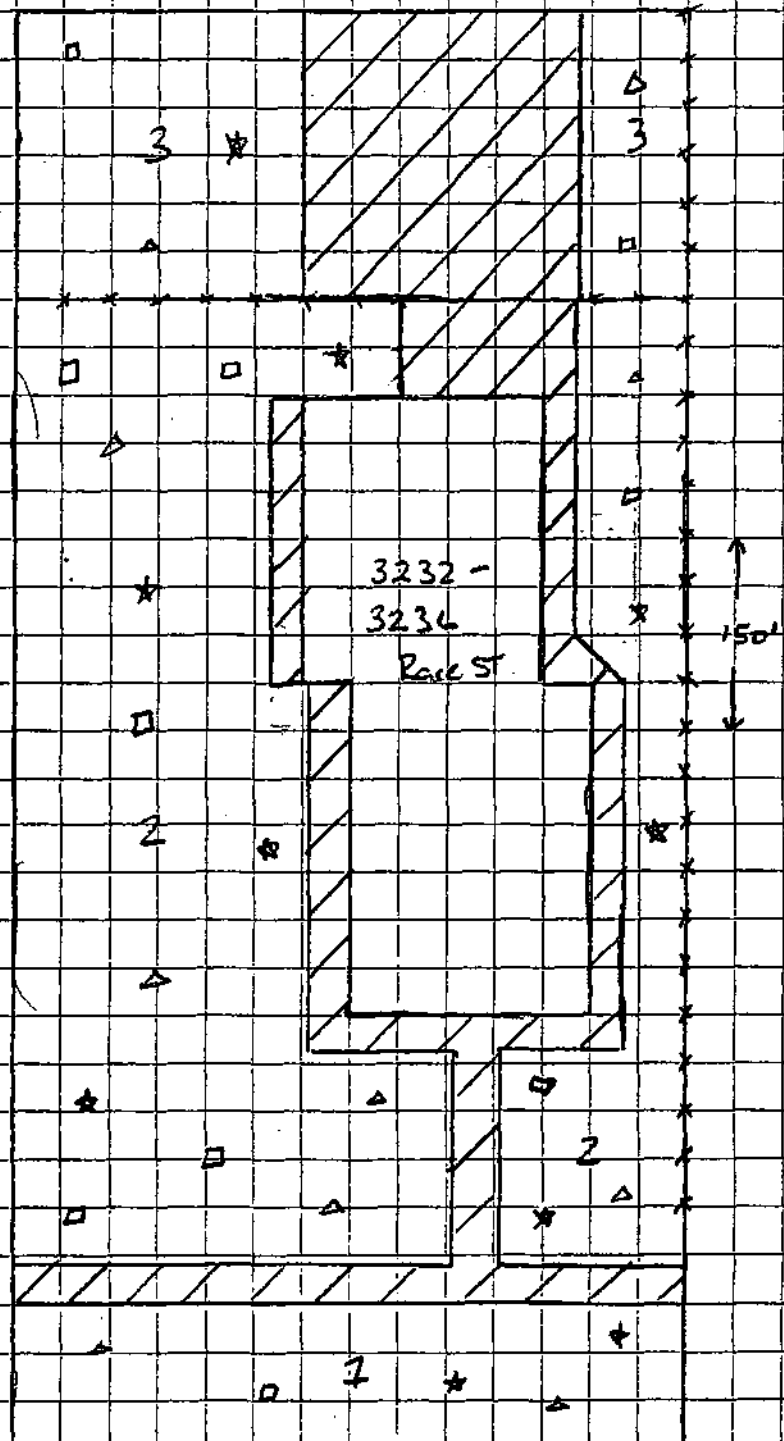


Sections	Grids	Flags
1	42	5
2	170	20
3	48	5
		$\frac{260}{30} = 8.67$

VB-3232-RA-01 1415

VB-3232-RA-02 1420

VB-3232-RA-03 1425



← 70' →

Race Street

5/22/06

ms/m

7/1/01



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

Victor Ketellapper

Phone 800-227-8917

<http://www.epa.gov/region08>

CONSENT FOR ACCESS TO PROPERTY

Name: Thomas W Bean Foundation (or current property owner)

Location of Property: 3232 Race St

I consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (EPA) entering and having continued access to the above referenced property for the purpose of taking samples of soil on the Site.

I realize that these actions are undertaken pursuant to EPA's response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. § 9601 *et seq.*

Verne Harris / Agent

Printed Name

363-295-2128

Phone Number

Verne Harris

Signature

4-20-06

Date